



MICHIGAN DEPARTMENT OF NATURAL RESOURCES
FOREST, MINERAL AND FIRE MANAGEMENT

NO.

NONMETALLIC MINERALS LEASE

By authority of Part 5, Section 502, Act 451 of 1994, as amended.

This Lease, made and entered into this day of in the year 20 ,

By and between the DIRECTOR OF THE DEPARTMENT OF NATURAL RESOURCES for the STATE OF MICHIGAN, hereafter called "Lessor", whose address is P. O. Box 30452, Lansing, Michigan 48909-7952 and , whose address is , hereafter called "Lessee".

Witness, that the Lessor is the owner of rights to any nonmetallic minerals and/or nonmetallic mineral products lying on, in or under the lands described below and has the authority to lease the lands for exploration, mining and taking away of the following nonmetallic minerals and/or nonmetallic mineral products under Part 5, Section 502, 1994 Public Acts 451, as amended.

Now therefore, the Lessor for and in consideration of a cash bonus in hand paid, and of the covenants and agreements hereinafter contained on the part of the Lessee to be paid, kept and performed, has granted, demised, leased and let, and by these presents does grant, demise, lease and let without warranty, expressed or implied, unto the said Lessee all of those certain tracts of land situated in the State of Michigan, and more particularly described below for the sole and only purpose of exploring, mining and producing nonmetallic minerals and/or nonmetallic mineral products therefrom, for selling the same, and with the reasonable right to ingress and egress, the right to construct buildings, make excavations, stockpiles, impoundments, treatment, tailings or settling basins, roads, railroads, powerlines and other improvements as may be necessary to produce, save and take care of such nonmetallic minerals and/or nonmetallic mineral products on or from the leased premises. The locations of all such activities and the use of all highways, surface conveyances, leases, licenses or easements of public record are subject to Lessor approval. No operations shall be conducted by the Lessee on any of the following described land situated in the State of Michigan without obtaining all separate written permissions required by the Lessor or any other local, State or federal governmental agencies:

T , R COUNTY

Parcels

Description	Section	Acres	Equity
Township:			Min % Sur %
Township:			Min % Sur %

Stipulations
None

Containing acres, more or less.

A. DEFINITIONS

1. **Commingled Waste Rejects** means waste rejects from property of the Lessee mixed with waste rejects from property of the Lessor.
2. **Exploration** means the processes involved in the search for and delineation of a nonmetallic mineral and/or nonmetallic mineral products to determine reserve.
3. **Exploration Activities** means those actions conducted upon the leased premises as a necessary part of exploration including geological, chemical and geophysical surveys, preparation of necessary roads and drill sites, drilling, sampling, analysis, testing, feasibility and environmental studies or other approved activities.
4. **Lessor** means the Director of the Department of Natural Resources for the State of Michigan.
5. **Leased Premises** means the land, property, and/or mineral rights of the Lessor herein leased to the Lessee.
6. **Mining** means part or all of the process involved in the harvesting and/or removal of nonmetallic minerals and/or nonmetallic mineral products including development, extraction, beneficiation, water storage, agglomeration and production of waste.
7. **Mining Operation Area** means the land area where active mining operations are, have been or are projected to take place, and as delineated in the mining and reclamation plan. Areas include, but are not limited to stockpiles, roads, processing plants, impoundments, treatment and settling basins, drainage ditches, water level control structures, and shipping facilities.
8. **Nonmetallic Minerals and/or Nonmetallic Mineral Products** include, but are not limited to: andalusite; anhydrite; asbestos; barite; celestite; clay; opal; fluorite; garnet; gem stones (excluding diamonds); graphite; gypsum; kyanite; lime; lime and dolomite; mica; natural salines (including but not limited to iodine, bromine, calcium and magnesium compounds); wash salts; salt; sand and gravel (construction and industrial); sands, mud, shale, silt, clay, and slag; misc. stone (crushed and dimension); sulphur; talc. Other naturally occurring minerals of nonmetallic and/or organic origin not listed herein may also be leased on an individual basis subject to the terms and conditions of the lease or as specified to be Lessor.
9. **Paying Quantity** means production in the preceding twelve months sufficient to return royalties to the Lessor equal to or exceeding the minimum royalty.
10. **Production** means the extraction, processing, stockpiling and/or sales of nonmetallic minerals and/or nonmetallic mineral products from the leased premises. For purposes of this lease, the sale of nonmetallic minerals and/or nonmetallic mineral products in place of or without extraction is not considered production, and shall not be used to calculate production royalties.
11. **Reclamation** means reconditioning or rehabilitation of the affected leased premises as delineated in the mining and reclamation plan or portions thereof by the Lessee for useful purposes and the protection of the natural resources, including the control of erosion and the prevention of land slides, slumpage and air and water pollution.
12. **Sales Value** means the value in U.S. dollars on the open market of all marketable products F.O.B. mining operation or processing plant in either bulk or (if specified in the production royalty schedule) processed form, and after which sale the Lessee no longer holds an economic interest in the marketable nonmetallic minerals and as shown by sales receipts. If nonmetallic minerals and/or nonmetallic mineral products are not sold to an independent consumer on the open market at fair market value, but are processed further by a plant which is operated by the Lessee, or in which the Lessee has an interest, the equivalent sales value on the open market for the nonmetallic minerals and/or nonmetallic mineral products shall be:
 - (a) Estimated by Lessee, subject to review and approval of the Lessor or;

- (b) Extrapolated, as mutually agreed to by Lessor and Lessee, from pertinent tabulations of the U.S. Bureau of Mines averaged for the last three (3) years where feasible, Chemical Marketing Reporter, the Engineering and Mining Journal, and/or other similar publications.

For purposes of this lease, the sale of nonmetallic minerals and/or nonmetallic mineral products in place, or without extraction, is not considered production, and any sales value at that point shall not be used as the basis for calculation of production royalties.

Also for purposes of this lease, FOB mining operation or processing plant is defined as the mine, plant or stockpile for all nonmetallic minerals and/or nonmetallic mineral products except for bulk salt (NaCl) in solution which is extracted by solution mining in artificial brines or natural salines; FOB for this material shall be the wellhead.

13. **Short Ton** means 2,000 pounds avoirdupois.
14. **Tailings** means waste rejects that have been placed in a confined waste or storage basin.
15. **Tailings Basin** means land on which tailings are deposited including surrounding dikes constructed to contain the tailings.
16. **Waste** means soil and vegetation, overburden, waste rock, waste rejects directly resulting from, or displaced by, mining and deposited on the surface of the leased premises and other property under control of the Lessee. Waste shall not include waste rejects.
17. **Waste Rejects** means materials having no present nonmetallic mineral value, separated from the concentrate of nonmetallic minerals and/or nonmetallic mineral products as the result of processing or concentration, as well as materials containing nonmetallic minerals which are not economically recoverable under existing market or technological conditions which may have been extracted and stockpiled in the process of mining from the leased premises. Waste rejects do not include natural salines.

B. TERM OF LEASE

1. This lease shall remain in force for a primary term of ten (10) years from this date and as to those portions of the leased premises included within the mining operation area, so long thereafter as there is either production of nonmetallic minerals and/or nonmetallic mineral products in paying quantities by Lessee from lands within such mining operation area or there is reclamation activity as specified in an approved Mining and Reclamation Plan as obligations of the Lessee under the provisions of Section H of this lease which remains unperformed.
2. Lessor may, at its sole discretion, upon written application of Lessee, agree to an extension of the primary term of this lease.

C. ECONOMIC TERMS

1. Rentals

Lessee shall pay to Lessor rental as follows:

- a. Rental for the first (1) through fifth (5) year shall be paid at the rate of \$3.00 per acre per year.
- b. Rental for the first year shall be paid upon execution of the lease, and thereafter rental shall be paid annually in advance of the lease anniversary date. Lease rights shall terminate and the Lessee shall be required to file a release with the Lessor as hereinafter provided whenever any rentals coming due under the lease remain unpaid for a period of ten (10) days after the rental become due. Lessor may, at its sole discretion waive in writing termination of the lease for unpaid rental upon Lessee's submission in writing of proper and satisfactory proof as a cause, along with payments due. Any payments by Lessee

after the due date shall include interest at the rate of 1.5 percent per month or at the maximum legal rate, whichever is less, on the amount unpaid.

- c. Payment of either production royalties or minimum royalties from a mining operation area shall abate the rental on that part of the leased premises contained in that mining operation area. The abatement shall be effective on the rental due date following the rental period in which the abatement is granted.

2. Minimum Royalties

- a. Lessee shall pay to Lessor a minimum royalty of \$10.00 per acre for the sixth (6) year of the lease and for each year thereafter the payment shall increase an additional \$5.00 per acre through the tenth (10) year. For the tenth (10) year of the lease and thereafter for the life of the lease, the minimum royalty shall be \$30.00 per acre per year.
- b. These payments shall be paid annually in advance of the lease anniversary date. Lease rights shall terminate and the Lessee shall be required to file a release with the Lessor as hereinafter provided whenever these payments remain unpaid for a period of ten (10) days after the anniversary date. Lessor may, at its sole discretion, waive in writing termination of the lease for unpaid minimum royalties upon Lessee's submittal in writing of proper and satisfactory proof as to cause, along with payments due. Any payments by Lessee after the due date shall include interest at the rate of 1.5 percent per month or at the maximum legal rate, whichever is less, on the amount unpaid.
- c. Approval of a mining and reclamation plan which includes a mining operation area shall abate all increases in the minimum royalty on that portion of the leased premises contained in the mining operation area. The abatement shall be effective on the next annual minimum royalty due date. Thereafter, minimum royalties shall be paid at that constant rate until production of nonmetallic minerals and/or nonmetallic mineral products in paying quantities begins on that portion of the leased premises included in the mining operation area. If production of nonmetallic minerals and/or nonmetallic mineral products commences prior to the sixth year of the lease, the minimum royalty shall be abated and minimum royalties shall be paid at the rate of \$10.00 per acre per year in the mining operation area.
- d. Should the production of nonmetallic minerals and/or nonmetallic mineral products in paying quantities commence on the lease premises, the minimum royalties paid for that lease year for those lands included in the mining operation area shall be credited against the production royalties payable hereunder to the Lessor.
- e. In the absence of production of nonmetallic minerals and/or nonmetallic mineral products in paying quantities before the expiration of the primary term of this lease, all minimum royalties paid shall be forfeited to the Lessor.

3. Production Royalties

- a. Lessee shall pay to Lessor a production royalty for the nonmetallic minerals and/or nonmetallic mineral products produced and sold from the leased premises which shall be the product of:
 - (1) the sale value, as defined in this lease, of nonmetallic minerals and/or nonmetallic mineral products sold during the past calendar quarter; and
 - (2) the production royalty rate according to the following schedules:

(a) Salt

Type of Salt and Mining Method	In Bulk	Processed
Rock Salt (NaCl - halite)		
-- conventional mining	2.0%	n/a

Sodium Chloride

-- solution mining

4.0%

0.4%

(in solution)

(evaporated salt)

(b) Other Nonmetallics -- Specified

Material	In Bulk	Processed
Coal	7.0%	n/a
Clay, Marl, Shale	5.0%	n/a
Gypsum	5.0%	n/a
Limestone, Dolomite	5.0%	n/a
Industrial Sand	7.0%	n/a
Construction Sand, Gravel	5.0%	n/a
Sandstone	5.0%	n/a
Stone (crushed, dimension)	5.0%	n/a

(c) Other Nonmetallics -- Not Specified

The royalty rate for all other nonmetallic minerals and/or nonmetallic mineral products included in this lease shall be negotiated on a case-by-case basis and mutually agreed to by Lessor and Lessee.

- 3) Production royalties shall be paid on a quarterly basis on or before the twenty-fifth (25th) day of January, April, July and October of every year during the term of this lease for all nonmetallic minerals and/or nonmetallic mineral products sold during the preceding calendar year.
- 4) Lessee shall secure written authorization of the Lessor in order to delay any royalty payments beyond the date specified. Payments made after the due dates shall incur interest at the rate of 1.5 percent per month, or at the maximum legal rate, whichever is less, on the amount of royalty unpaid. If royalty payments are delayed, or if such authorization is not obtained, Lessee may, at its sole discretion, declare the lease defaulted under the provisions of Section H herein or invoke any other remedies available to Lessor under the lease. Lessor agrees not to allow nonmetallic minerals and/or nonmetallic mineral products on a consignment basis, and no consignment for mining Lessee to delay payment of royalty payments beyond the due date specified above. However, Lessor, if approves such delay, shall specify an alternate payment schedule binding on Lessee.
- 5) Lessee agrees that all royalties according to the Lessor herein shall be without deduction of any costs incurred by the Lessee, unless agreed to in writing by the Lessor.
- 6) The Lessor is not liable for any taxes incurred by the Lessee and no tax deductions may be taken in computing the royalty.

4. In Lieu of Production Royalties

- a. Lessee may, during the term of this lease and with the concurrence of the Lessor, suspend production of nonmetallic minerals and/or nonmetallic mineral products from a mining operation area established under the terms of this lease for up to two (2) cumulative years, or longer at the discretion of Lessor, and may in such case maintain this lease as to those portions of the leased premises contained in a mining operation area by the payment of minimum royalties in lieu of production royalties. During such periods of suspended production, this lease shall not, as to those portions of the leased premises included in a mining operation area, be subject to expiration under the provisions of Section B of this lease. Lessee shall notify Lessor of each cessation of production.
- b. The amount of the minimum royalties in lieu of production royalties shall be determined according to the schedule in part C2a of this lease, and shall be on a per acre basis prorated for the period of suspended production.
- c. Minimum royalties in lieu of production royalties shall be paid within 30 days of notice to Lessor of suspension of production and annually thereafter. Lease rights shall terminate and the Lessee shall be required to file a release with Lessor as hereinafter provided whenever these payments shall be and

remain unpaid for a period of ten (10) days after the payment is due. Lessor may, at its sole discretion, waive in writing termination of the lease for unpaid minimum royalties in lieu of production royalty payments upon Lessee's submittal in writing of proper and satisfactory proof as to cause, along with payments due. Any payments by Lessee after the due date shall include interest at the rate of 1.5 percent per month or at the maximum legal rate, whichever is less, on the amount unpaid.

- d. Payment of minimum royalties in lieu of production royalties shall not serve to abate or affect any other minimum royalties which may be assessed for portions of the leased premises where a mining operation area has not been established.
- e. Lessee's tax obligations, if any, continue as if production were underway.
- f. When Lessee resumes the production of minerals and/or mineral products in paying quantities on the leased premises, the minimum royalties paid in lieu of production royalties for those lands included in the mining operation area, shall be credited against future production royalties payable under this lease to the Lessor.

D. DEFAULT OF LEASE

1. In the event Lessor shall determine a default in the performance by Lessee of any express or implied covenant of the lease, Lessor shall give notice in writing by certified or registered mail, addressed to Lessee's last address filed with Lessor, specifying the facts by which default is claimed. Except as to rental, minimum royalty, production royalty, and payments in lieu of production royalty requirements as heretofore provided, Lessee shall have thirty (30) days from date of receipt of notice to satisfy the obligation of Lessee, if any, with respect to Lessor's notice, or provide Lessor satisfactory proof that Lessee is not in default or if in default and Lessee is not able to cure within thirty (30) days, Lessee shall submit for Lessor's approval a performance schedule with a date certain to satisfy or cure default of Lessee.
2. If Lessee fails to voluntarily satisfy the claim of default concerning rental, minimum royalty, production royalty, payments in lieu of production royalty requirements and/or any other expressed or implied covenant of this lease, the Lessor may proceed at its sole discretion with forfeiture of all or part of said leased premises in accordance with 1929 P.S. 1, 10 C.S. 58-281, et seq.
3. If the default is not cured as provided above, Lessor may take possession of the leased premises or any part thereof, and all implements, machinery and/or nonmetallic mineral products, machinery, fixtures, improvements and Lessee's personal property on the leased premises become the property of the Lessor. Lessor may then exclude Lessee from the leased premises and declare this lease terminated and Lessee's rights forfeited. Re-entry by Lessee does not eliminate any other legal remedy for Lessor. No tools, fixtures, machinery or other property of the Lessee shall be removed from said premises, and all sums due on royalties, damages, or other payments, shall be a lien on all implements, tools, movable machinery, and all other chattels used in operating said property, and also upon all of the unsold nonmetallic minerals and/or nonmetallic mineral products obtained from the land herein leased, as security for the payment of royalties, damages, or other payments. This lien may be foreclosed in the same manner as chattel mortgages are foreclosed.
4. Should Lessee be prevented from complying with any express or implied covenant of this lease, after effort made in good faith, or any cause beyond the reasonable control of the Lessee, such as, but not limited to war, rebellion, riots, strikes, acts of God or any order or rule of governmental authority, and not including economic, budgetary or financial constraints or conditions, then while so prevented, Lessee's obligation to comply with such covenant shall be suspended upon proper and satisfactory proof presented to the Lessor in writing in support of Lessee's contention but Lessee is not excused from payment according to provisions of the lease for all rentals, minimum royalty, production royalty or in lieu of production royalty reserved and payable to the Lessor.

E. ASSIGNMENTS AND CONTRACTS

1. No assignments of this lease, or any rights hereunder, shall be valid except upon written approval of the Lessor, and upon payment of an administrative fee as established by the Lessor in a published schedule. Such approval shall not be unreasonably withheld.
2. Assignments by Lessee of any portion of the leased premises shall be construed as creating a separate lease agreement as to the acreage or portions assigned. Development on the assigned acreage, after the assignment has been made shall not affect the rate of rental or term of the lease on the unassigned acreage; and, conversely, development on the unassigned acreage, after the assignment has been made, shall not affect the rate of rental or term of the lease on the assigned acreage.
3. If the Lessee's interest or any part thereof is assigned, each and every clause and covenant hereof shall extend to the assignee, its or their heirs, executors, administrators, successors, or assigns.

F. SURFACE DAMAGE PAYMENTS

1. Lessee shall pay or agree upon payment to the surface owner, or any person holding under the owner, for all damages or losses (including any loss of the use of all or part of the surface), caused directly or indirectly by operations hereunder, whether to growing crops, buildings, to any person or property, or to other operations.
2. Before mining operations may be commenced on the land in which the State of Michigan owns mineral rights only, and as described in this lease, proof shall be submitted to the Lessor, in writing, that either voluntary agreement or stipulated settlement relative to surface use and damages has been reached between the Lessee or Lessee's authorized agent and the surface owner or D3 is invoked.
3. When a mutually satisfactory agreement relative to surface use and damages cannot be reached, either party can inform the Lessor, in writing, that a dispute exists and Lessor will notify both parties and will grant a negotiation period of thirty (30) days in which no mining operations may be conducted by the Lessee. This time period is to allow for the resolution of the dispute. If, at the end of this period proof of the agreement is not submitted in writing to the Lessor, mining operations will not be prohibited by the Lessor and resolution of the dispute rests solely with the Lessee and the surface owner independent of the Lessor.

G. RECORDS AND REPORTS

1. Production Reports
 - a. Lessee shall keep an accurate account of all mining operations under this lease, including production sales, prices and dates of same, and shall submit to Lessor at the time of each quarterly payment of production royalties, a certificate stating in writing and indicating by weight the quantities of nonmetallic minerals and/or nonmetallic mineral products produced from the leased premises in the preceding quarter, the quantities sold and quantities otherwise disposed of from the leased premises and methods used to determine same.
 - b. If any nonmetallic mineral products produced from the leased premises are transported to a point outside of the mining operation area before being weighed, gauged or measured Lessee shall have the material weighted, gauged or measured by the transporting firm and shall furnish Lessor with the transporter's statements of the weights of all shipments during the preceding quarter. Any written certificate or statement of any transporter concerning any shipment from the leased premises and its weight and any copies of transcripts from the books of any transporter concerning shipments or their weights shall be prima facie evidence of those facts in any suit or controversy between Lessee and Lessor.
 - c. Lessee shall also furnish Lessor with annual reports on the anniversary date of the lease of the status of mining development and reclamation efforts to date and current mine maps of the leased premises and premises from which nonmetallic minerals and/or nonmetallic mineral products is mined showing the area mined, as well as any other pertinent information to determine royalties.
 - d. Upon termination of this lease or surrender of any part of the leased premises, Lessee shall furnish to Lessor an up-to-date report of all mining development and reclamation efforts conducted by Lessee on

that part of the leased premises. This report shall contain suitable maps and information on the location and extent of surface workings, and other pertinent information, including the following:

- (1) The tonnage (or equivalent unit of measure) and average quality of all nonmetallic minerals and/or nonmetallic mineral products mined from the leased premises.
- (2) The tonnage (or equivalent unit of measure) of all commingled nonmetallic minerals and/or nonmetallic mineral products as determined at the first point at which an actual weight measurement is taken.
- (3) The tonnage (or equivalent unit of measure) of nonmetallic minerals and/or nonmetallic mineral products from all premises, including the leased premises, processed at the processing plant, less losses which can be accounted for by Lessee.
- (4) The tonnage and average grade of concentrates or remaining product, dry basis, derived from the leased premises and all commingled nonmetallic minerals and/or nonmetallic mineral products.
- (5) Tonnage of processed nonmetallic minerals and/or nonmetallic mineral products produced.
- (6) Tonnage (or equivalent unit of measure) of nonmetallic minerals and/or nonmetallic mineral products from which processed nonmetallic minerals and/or nonmetallic mineral products were produced.
- (7) Copies of receipts from sales of nonmetallic minerals and/or nonmetallic mineral products.
- (8) Such additional data on production and sales as may be necessary to determine royalty.

2. Waste Rejects Reports

- a. Lessee shall keep an accurate and cumulative record of the operation of the processing plant producing the waste rejects, and Lessee shall annually before the sixtieth (60th) day following the anniversary date of this lease, furnish Lessor a waste reject report for the preceding lease year.
- b. Any proportioning of the commingled waste rejects shall be made on the following terms:
 - (1) The proportioning shall be based upon dividing the units of mineral values as determined by assay, tonnage measurement and/or metallurgical analysis.
 - (2) The total units of mineral values of the commingled waste rejects shall be determined by subtracting the total units of mineral values of the concentrate produced from the total units of mineral values in the crude nonmetallic minerals and nonmetallic mineral products entering the processing plant.
 - (3) The units of mineral values in the waste rejects from this lease shall belong to the Lessor.

H. MINING AND RECLAMATION OPERATIONS

1. Mining and Reclamation Plan

- a. No mining shall take place on leased premises without a mining and reclamation plan developed by Lessee and approved by Lessor.
- b. If the surface rights are not owned by the Department, the Department shall notify the surface owner and provide an opportunity to review and comment on the plan prior to its approval.
- c. Lessee shall reclaim the surface of the leased premises in accord with the approved mining and reclamation plan. The reclamation shall proceed concurrently with mine production in accordance with this plan and shall be completed following termination of mine operation.

- d. A mining and reclamation plan for the leased premises shall be developed to insure to the maximum extent practicable that:
- (1) mining and extraction operations do not have significant adverse impacts on water quality, air quality, wildlife or fishery resources of the state, or public safety;
 - (2) waste piles are located, designed and utilized to minimize the threat to public safety, to minimize negative impacts on aesthetics, and to allow prescribed reclamation;
 - (3) mining is conducted in a manner which will prevent or mitigate hazardous conditions; and
 - (4) areas are reclaimed in an acceptable manner given prior uses, necessary disruption caused by mining operations, reclamation techniques, the public trust in the natural resources, and applicable statutes and ordinances.
- e. The mining and reclamation plan shall include the following:
- (1) Accurate plan maps, with appropriate scale, and other supporting data showing:
 - (a) Location of the proposed mining operation area.
 - (b) Resources proposed to be affected throughout the mining phase, including existing groundwater, streams, lakes, wetlands, floodings and impoundments, threatened and endangered species and significant plant and animal communities.
 - (c) Description of proposed development of the mining operation area including materials handling and overburden stripping plans on the leased premises.
 - (d) Product and raw materials storage areas and loading facilities.
 - (e) Proposed and alternative locations where feasible, and designs of waste and waste reject piles, settling, tailings treatment basins.
 - (f) Existing a proposed buildings, utility corridors, railroads, roads and auxiliary facilities to be used and/or constructed on leased lands.
 - (g) Land contours, both existing and proposed, and proposed after reclamation.
 - (2) A description of proposed reclamation of the mining operation area on the leased premises including:
 - (a) A description of the capacity of the land to support its anticipated use or uses following reclamation, including a discussion of the capacity of the reclaimed land to support alternative uses after reclamation.
 - (b) Provisions for grading, establishing self-sustaining vegetation and stabilization that will minimize erosion and sedimentation and public health and safety problems of pits, banks, waste piles and waste reject piles, roads and tailings basins during and upon completion of the mining phase.
 - (c) Provisions for buffer areas, landscaping and screening.
 - (3) Estimated timetables necessary for accomplishing the events contained in the mining and reclamation plan.
 - (4) Evidence that all necessary permits and licenses required by Federal, State and Local units of government have been obtained.
- f. The Lessor shall approve or reject the plan within one hundred twenty (120) days of receipt of a complete mining plan from the Lessee. If the Lessor rejects the plan, Lessor shall identify those elements of the plan involving activities on the leased premises which are likely to pollute, impair or destroy the air, water or other natural resources or the public trust therein. The Lessor shall also identify those alternatives or mitigating measures (if any) which could make the plan acceptable. A meeting shall be held between the Lessee and the Lessor within sixty (60) days of the rejection of the plan in an attempt to resolve

differences in the plan, should either party request it. Notice of such Lessor actions and any meetings shall be timely made to concerned parties. If Lessor denies the plan, Lessee may resubmit a plan(s) without prejudice.

- g. Any change proposed in an approved plan shall be prepared and submitted as a modified plan in accordance with Section J(1)(c) above. If these change(s) would result in amendments of any permits or licenses issued by Federal, State or Local units of government, these amendments shall be obtained prior to submitting a modified plan and shall be attached to this plan. Any such changes shall not be commenced until Lessor has reviewed and approved such modified plan.

I. STORAGE OF PRODUCT AND WASTE MATERIALS

1. Waste, Waste Rejects and Tailing Disposal

- a. Waste materials resulting from the mining or concentration operations shall be deposited by the Lessee in accordance with the approved mining and reclamation plan. Waste materials shall not be deposited on other premises without a mutually agreeable method of accounting for the Lessor's interest.

2. Stockpiling

- a. Nonmetallic minerals and/or nonmetallic mineral products taken from the leased premises, whether stockpiled or otherwise, shall at all times be kept separate and distinct from any other nonmetallic minerals and/or nonmetallic mineral products until measured and sampled to determine and preserve the rights and liens of the Lessor therein.

J. TAXES

- a. Lessee shall pay all taxes and assessments, whether general, special or specific, including but not limited to property taxes, levied upon the leased premises, on any part thereof, or any property or improvements on the leased premises.
- a. Upon the termination of this lease for any cause and with respect to any of the leased premises Lessee shall pay the taxes and assessments whether general, special or specific assessed or levied on all of the leased premises for the entire calendar year.
- b. Lessee shall have the right consistent with state and local cases made and provided to contest the validity of any tax and assessment whether general, special or specific and may seek its cancellation, reduction, readjustment or equalization.
- c. Lessee shall not permit the real or personal property, any part thereof, any nonmetallic minerals and/or nonmetallic mineral products, or any improvements or personal property thereon, to be sold at any time for any taxes or assessments whether general, special or specific.

K. PROTECTION OF PROPERTY AND PUBLIC SAFEGUARDS

- a. Lessee shall not alter, or authorize others to alter, the leased premises except as authorized by the lease.
- b. Lessee shall maintain for the term of this lease, proper fences or other protective barriers around any open pits, shafts or other openings on the leased premises created by Lessee. Lessee shall further employ all reasonable and practical safeguards for the protection of all persons entering in or upon such leased premises used or occupied by Lessee in conjunction with operations under this lease.

- c. At the termination of this lease, in whole or in part, for whatever reason, Lessee shall surrender the leased premises to Lessor in a safe condition. All pits, caves, openings, rooms, stopes, shafts, underground openings and other dangerous areas created by Lessee shall be fenced, filled or protected so as to adequately protect public safety to the satisfaction of Lessor. Post-mining and lease termination requirements to fulfill the conditions of this section shall be specified in the Mining and Reclamation Plan under Section J of this lease.

L. LAWS, RULES AND REGULATIONS

- a. Any operations under this lease shall be subject to all applicable Local, Federal and State laws and rules now or hereafter in force. This lease is not in itself an authorization to explore or mine. In addition to compliance with the provisions of this lease, and particularly Sections I and J thereof, Lessee must obtain all permits which may be or are required under Local, Federal and State laws or any rules or ordinances adopted thereunder.
- b. No rules adopted by the State of Michigan or any agency thereof after the approval of this lease shall operate to affect the term of lease, rate of production royalty, rental, payments in lieu of production royalties, minimum royalties or acreage, unless agreed to by both parties.

M. INSURANCE

- a. Lessee shall obtain and maintain all worker's compensation insurance as required by state law in accordance with PA 317 1969 as amended, as well as liability insurance and policies of insurance against risks in amounts customarily obtained in similar mining operations and shall furnish Lessor proof of insurance prior to the commencement of any operations.
- b. All insurance shall be maintained by Lessee at its own expense. The companies issuing such policies shall also be required to furnish the Lessor written notice thirty (30) days prior to cancellation, termination, or other change of any insurance.

N. INDEMNIFICATION

- a. In connection with all of its operations under this lease, the Lessee will save, protect and hold harmless the Lessor against any and all claims, demands, or judgments for loss, damage, death or injury to persons or property arising out of the Lessee's activities or operations on the leased premises, except with respect to claims of the Lessor, its assigns, contractors, employees, successors or agents unless the claims arise as a result of negligence or other tortious conduct of the Lessee or violations of the terms of this lease by Lessee. This provisions shall not be applicable to liability for damages arising out of bodily injury, death or damage to property of others not resulting from the negligence of the Lessee, its officers, employees, agents or contractors. Lessor shall give prompt notice to Lessee of any third party claim for injuries or damage made against Lessor.
- b. The Lessee shall, at Lessee's expense, during the term of the lease and any extensions thereof, obtain and maintain insurance which insures the premises for public liability in amounts not less than those set below naming the State of Michigan, its several departments, commissions, boards, officers and employees as an additional insured and protecting against all claims, demands, actions, suits or causes of action, and judgments, settlements or recoveries, for bodily injury, death or property damage arising out of Lessee's use or occupancy of or operations conducted upon the leased premises. Lessee agrees to maintain minimum policy limits in the amount of \$1,000,000 per occurrence for property damage and \$1,000,000 per occurrence for bodily injury or death, and to provide the state with a certificate of insurance, within thirty (30) days following final execution and delivery of this lease to Lessee. The companies issuing such policies shall also be required to furnish the Lessor written notice thirty (30) days prior to cancellation, termination, or other change of any such insurance. The Lessor shall be permitted to review the level of the indemnification insurance and may require the amount of such insurance to be increased to reflect changes in risk exposure.

SAMPLE

O. LESSOR RIGHTS

1. Lessor retains all of its timber, sand and gravel, coal, oil and/or gas, and other metallic mineral interests in the leased premises and any nonmetallic minerals or rights not included in this lease, and reserves the right to make any use of the leased premises which may be undertaken without detriment to the rights and privileges herein specifically granted.
2. Lessor shall not be liable for any damages resulting from failure of its title to rights included herein; provided, however, that if the Lessor's title fails as to any or all of the rights covered by this lease, the Lessor shall refund to the Lessee all bonus, rental, minimum royalties, production royalties, or payments in lieu of production royalties made by the Lessee attributable to that part or portion of, or interest in, the title which has failed.
3. Should Lessor be prevented from complying with any express or implied covenant of this lease because of a force majeure (i.e., for any cause beyond the reasonable control of the Lessor such as, but not limited to, acts of God, legislative action, rules of any other governmental body, any judgment or injunctive order entered by a court of competent jurisdiction, acts of the public enemy, riots, strikes, labor disputes, labor or material shortages, fire or flood) then such covenant shall be suspended to the extent made necessary by the aforesaid force majeure.
4. Lessor, and any of its authorized employees, may at all times enter upon the leased premises and ascertain compliance with any condition of this lease and the kind, qualities and quantities of nonmetallic minerals and/or nonmetallic mineral products on the leased premises or removed therefrom. Lessor shall also have the right to check the movement of nonmetallic minerals and/or nonmetallic mineral products from the workings of the leased premises to storage and to the processing plant; to be present at all measuring, gauging, weighing and sampling stations; and to take samples and to observe the flow of nonmetallic minerals and/or nonmetallic mineral products from the leased premises through the processing plant. The Lessor shall have the right upon reasonable notice to examine the books, records and supporting documents of the Lessee insofar as they relate to the amount to production and sale of nonmetallic minerals and/or nonmetallic mineral products derived from the premises herein leased.
5. Lessor reserves the right to deny the Lessee from operations on the leased premises in connection with Lessee's operations on any adjoining or nearby property or properties except if the leased premises and the adjoining or nearby properties are within a common mining operations area.

P. LESSEE RIGHTS

1. Lessee may from time to time surrender all or any part of the premises herein leased by giving notice in writing to the Lessor, Lessee shall not escape any prior obligation of the lease by filing a release. Upon surrender, Lessee shall execute and deliver to the Register of Deeds in the county wherein the land is situated for recording, a proper and sufficient instrument of release of all of Lessee's rights and interest under this lease, insofar as they apply to the premises surrendered, and shall have said instrument delivered to the Lessor within thirty (30) days after recording with Register of Deeds.
2. Lessee may at any time remove all machinery and fixtures placed on the leased premises by the Lessee, provided, however, that said Lessee has complied with and fulfilled all other provisions of the lease as herein provided.
3. At the termination of the lease by any means except default under Section 11 of this lease, and with Lessee's fulfillment of all lease obligations, covenants, agreements and conditions of this lease, Lessee shall have one year, or longer at the discretion of Lessor, for removal of all tools, machinery, railway tracks, structures and all other property situated on the leased premises as to which this lease is being terminated, except any surface pits, ditches or openings, any timbers, framework or fences necessary to the use and maintenance of the approaches to mines or tramways within the mines, or dikes, water level control structures and other developments as specified by Lessor and mutually agreed to be Lessor and Lessee. If Lessee fails to remove its property within the specified period, the property shall become the property of Lessor and may be removed by Lessor with expenses recovered from

the performance bond. By agreement of the parties, any of Lessee's property on the leased premises may become the property of Lessor.

4. In the conduct of approved mining operations of the leased premises, the Lessee is hereby granted the right, if it so desires, to mine and remove any nonmetallic minerals or nonmetallic mineral products included in this lease existing thereon, or on any part or parts thereof, through, or by means of, shafts, openings or pits which may be sunk or made upon adjoining or nearby premises owned or controlled by the Lessee, and may stockpile any nonmetallic minerals and/or nonmetallic mineral products from the leased premises or any part thereof upon stockpile ground situated upon any such adjoining or nearby premises.
5. Lessee may maintain and use roads, pipelines, electric transmission lines and other facilities which are located on surrendered portions of the leased premises, with written consent of Lessor, and payment of surface use fees as determined by the Lessor, so long as they are reasonably necessary to Lessee's operations on leased premises remaining under this agreement.
6. Lessee may mix nonmetallic minerals and/or nonmetallic mineral products taken from the leased premises with any other nonmetallic minerals and/or nonmetallic mineral products from other premises after the nonmetallic minerals and/or nonmetallic mineral products from the leased premises have been measured and sampled to determine and preserve the rights and liens of the Lessor therein.

Q. EXPLORATION OPERATIONS

1. Exploration Plan
 - a. No exploration activity shall take place on leased premises without an exploration plan developed by Lessee and approved by Lessor.
 - b. If the surface rights are not owned by the Department, the Department shall notify the surface owner and provide an opportunity to review and comment on the plan prior to its approval.
 - c. Prior to commencement of exploration and annually thereafter on the lease anniversary, the Lessee shall submit to the Lessor for approval a plan outlining Lessee's proposed exploration activities on the leased premises during the ensuing year and exploration conducted to date, if any.
 - d. The exploration plan shall contain the following:
 - (1) a description of proposed exploration activities and locations of sites where such exploration activities and locations of sites where such exploration activities were, or are proposed to be, conducted; and
 - (2) locations and depths of any known existing exploration holes, trenches, pits, dikes and water level control structures; and
 - (3) locations of roads which were, or are proposed to be, constructed to carry forth exploration activities; and
 - (4) evidence that all necessary permits and licenses required by Federal, State and Local units of government have been obtained.
 - e. Lessor shall approve or reject the plan, for reasons stated, within ninety (90) days of receipt of a complete exploration plan from Lessee. If Lessor rejects a plan, Lessee may resubmit a plan(s) without prejudice.
 - f. Any change proposed in the approved plan(s) shall be prepared and submitted as a modified plan in accordance with section I(1) above. Any such changes shall not be commenced until Lessor has reviewed and approved such modified plan(s).

SAMPLE

- g. Upon the conclusion of exploration activities at a site, Lessee shall leave the site in a condition satisfactory to the Lessor. Lessor may require Lessee to barricade entrances to any roadways, drill sites, clearings and/or excavations on surrendered leased premises to recontour and/or reseed these areas, or to leave these areas as constructed.

2. Exploration Reports

- a. For the exploration conducted under this lease, the Lessee shall retain and store all factual exploration data and records at a location(s) mutually agreeable with Lessor and Lessee. The Lessor retains the right to examine all such data and records, including cores and samples in such a manner as to respect the confidentiality of such data and records as may be provided for under PA 315, 1969 or other applicable statutes.
- b. Upon termination of this lease or surrender of any part of the leased premises, Lessee shall furnish to Lessor any cores or samples requested by Lessor, and an up-to-date report of all exploration conducted by Lessee on that part of the leased premises. Final reports shall contain copies of all factual data generated from exploration activities on the leased premises as of the date of surrender.

R. BONDING

1. Before a lease will be executed for any state lands, unless waived by the Lessor, the Lessee shall file a performance bond, acceptable to the Lessor, conditioned that Lessee, its heirs, executors, administrators, successors, and assigns, shall faithfully perform the covenants, conditions, and agreements specified in the lease, and the laws and rules of the State of Michigan which apply.
2. The Lessor shall determine, and set forth in a published schedule, the initial acceptable amount required for the performance bond. The Lessor shall annually review the level of the performance bond and shall require the amount of the bond to be increased or decreased to reflect changes in the cost of future reclamation of the leased premises. A review of the performance bond shall be made within thirty (30) days of receipt by Lessor of written notice of termination by the Lessee and shall consider adequacy of bond for removal of personal property not desired by either Lessee or Lessor.
3. Lessee shall keep in full force and effect a sufficient performance bond to cover the acreage held under lease as heretofore specified. If the amount of performance bond in effect becomes depleted or partially depleted because of any claim or claims, Lessee shall file a new performance bond as required by the Lessor.
4. Liability under the bond shall be for the duration of exploration, mining, and reclamation operations and for a period coincident with Lessee's responsibility under the approved reclamation plan.
5. Lessor may invoke part or all of the performance bond when it determines that part or all of the covenants, conditions or agreements specified in the lease are not being fulfilled and shall so notify Lessee. Invoking the performance bond is not necessarily related to any action taken by Lessor under part H of this lease.

S. NONDISCRIMINATION

The Lessee covenants and agrees for and on behalf of said Lessee, its successors or assigns that it will not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, natural origin, age, sex, height, weight, marital status, or a handicap that is unrelated to the individual's ability to perform the duties of a particular job or position. The Lessee further covenants and agrees that it shall cause the foregoing covenant as to nondiscrimination to be inserted and made a part of each contract or subcontract into which the Lessee enters, binding upon its contractors and subcontractors. A breach of these covenants shall be considered a material breach of the lease.

SAMPLE

The said Lessor, by its Forest, Mineral and Fire Management, Manager of Mineral and Land Management Section, has signed and affixed the seal of the State of Michigan by virtue of action taken by Lessor on _____, 20____, and the Lessee has signed and affixed its seal the day and year written below.

ACKNOWLEDGEMENT BY LESSOR

NATURAL RESOURCES DIRECTOR FOR
THE STATE OF MICHIGAN

By: _____

Acknowledged before me in _____ County, Michigan, on _____ 20____ by
_____ of the Department of Natural Resources for the State of Michigan.

Prepared By:
Forest, Mineral and Fire Management
PO Box 30452
Lansing, Michigan 48909-7952

_____, Notary Public
State of _____ County of _____
My Commission Expires: _____
Acting in County of _____

ACKNOWLEDGEMENT BY LESSEE

LESSEE:

By: _____

Acknowledged before me in _____ County, Michigan, on _____, 20____, by
_____.

_____, Notary Public
State of _____ County of _____
My Commission Expires: _____
Acting in County of _____

This Lease was approved by the Michigan State Administrative Board on:

